

# For Sale – **Bank Owned**

**81± Acres**

**Sims Cross Road**

**Oglethorpe County, GA**



**Presented by:**

**Walt Rabern**

**Broker**

**Longleaf Realty Trust, LLC**

**706-480-2491 Direct**

**wrabern@longleafcre.com**

**Kyle Ward**

**Associate Broker**

**Longleaf Realty Trust, LLC**

**706-474-1348**

**kward@longleafcre.com**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# FACT SHEET

81± Acres Simms Cross Road - Oglethorpe County, GA

**LOCATION:** 6 Miles South of US-78. 25 Miles Southeast of Athens, GA.  
Oglethorpe County, GA

**CURRENT USE:** Rural timberland tract/recreation

**2013 TAXES:** \$1,485.70

**HIGHEST AND BEST USE:** Timberland / Recreation

**REMARKS:** Small Farm house on Property  
Part of a private drive community  
600' of frontage on a shared 5 acre lake  
15+- clear cut timber  
7+- Acre in fenced pasture  
Balance in mixed timber  
81+- acres in comprised of 2 tracts

**Asking Price:**

**\$1,850/acre**

# PROPERTY RECORDS

Per Oglethorpe County Tax Assessor

## Oglethorpe County Board of Tax Assessors

[Recent Sales in Area](#) | [Previous Parcel](#) | [Next Parcel](#) | [Field Definitions](#) | [Return to Main Search Page](#) | [Oglethorpe Home](#)

### Owner and Parcel Information

Owner Name	Grogan Steve & Sherry L	Today's Date	November 11, 2013
Mailing Address	11 White Street Ext Watkinsville, GA 30677	Parcel Number	104 047C
Location Address	Sims Cross Road	Tax District	COUNTY (District 01)
Legal Description	House/81.00 acres	2013 Millage Rate	27.200
Property Class(NOTE: Not Zoning Info)	A5-Agricultural	Acres	81
Zoning	A2	Neighborhood	
		Homestead Exemption	No (50)
		Parcel Map	<a href="#">Show Parcel Map</a>
Water	Well	Sewer	Septic Tank
Electric		Gas	Tank Gas
Topography	Rolling	Drainage	Fair
Road Class	County	Parcel Road Access	Paved

### 2013 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 108,124	\$ 25,928	\$ 2,500	\$ 136,552	\$ 0

### Land Information

Type	Description	Calculation Method	Soil Productivity	Acres	Photo
RUR	Open Land	Rural	4	6.93	NA
RUR	Open Land	Rural	8	0.11	NA
RUR	Woodlands	Rural	2	7.39	NA
RUR	Woodlands	Rural	3	22.98	NA
RUR	Woodlands	Rural	7	32.45	NA
RUR	Woodlands	Rural	8	11.14	NA

### Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,214	Pine	Alum/Vinyl Sid	No Attic	None	1945	NA
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Bathrooms/Extra Plumbing	Value	Cond	Number Fire Pl	Sketch
Metal	Pine	No Heat/Sp Htr	0/0/1.0/0	\$ 25,928	Fair	0	<a href="#">Sketch Building 1</a>

### Accessory Information

Description	Year Built	Dimensions/Units	Value
Well/Septic tank	1997	0x0 1	\$ 2,500

### Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
07-26-2001	12Y 485	A 262 1	\$ 167,200	Fair Market Value	HUNTER STERLING &	GROGAN STEVE ETAL

### Permit Information

Permit Date	Permit Number	Type	Description
04-25-2006	2006	Re-check	House <50% complete for 2006.
04-04-2005	2005-055-2	House	2 br/ 2 1/2 ba house2583 heated sq ft1800 unheated sq ftSterling Lane

[Recent Sales in Area](#) | [Previous Parcel](#) | [Next Parcel](#) | [Field Definitions](#) | [Return to Main Search Page](#) | [Oglethorpe Home](#)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: November 8, 2013

© 2005 by the County of Oglethorpe, GA | Website design by [gpublic.net](#)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# 2012 TAXES

**SHEILA C ARNOLD**  
 OGLETHORPE COUNTY TAX COMMISSIONER  
 P. O. BOX 305

LEXINGTON GA 30648  
 706 743 8422



**IMPORTANT MESSAGES – PLEASE READ**

- Interest at a rate of 1% per month plus costs begins the day after the due date.
- A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 90 days after the due date.

2013 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY				
BILL NUMBER	MAP NUMBER		PROPERTY DESCRIPTION	
2013 003838	104	047C	House/81.00 acres	
FAIR MARKET VALUE	ASSESSED VALUE	HOMESTEAD CODE	TAX DISTRICT	PROPERTY ACCOUNT
136,652	54,621		01	13146R
TAX ENTITY	EXEMPTION	NET ASSESSMENT	TAX RATE	TAX AMOUNT
STATE		54,621	.150	8.19
COUNTY		54,621	7.660	418.40
SCHOOL		54,621	17.900	977.72
S BOND		54,621	1.490	81.39
<b>TOTAL TAXES</b>				1,485.70
<b>INTEREST 1% PER MONTH</b>				
<b>LATE FEES</b>				
<b>10% PENALTY</b>				
<b>BACK TAXES</b>				
<b>PAYMENTS RECEIVED</b>				
<b>TOTAL DUE</b>				1,485.70
<b>DATE DUE</b>				12/20/2013

SALES TAX CREDIT SAVINGS 101.54

GROGAN STEVE & SHERRY L

11 WHITE STREET EXT  
 WATKINSVILLE GA 30677

Please address all payments to:

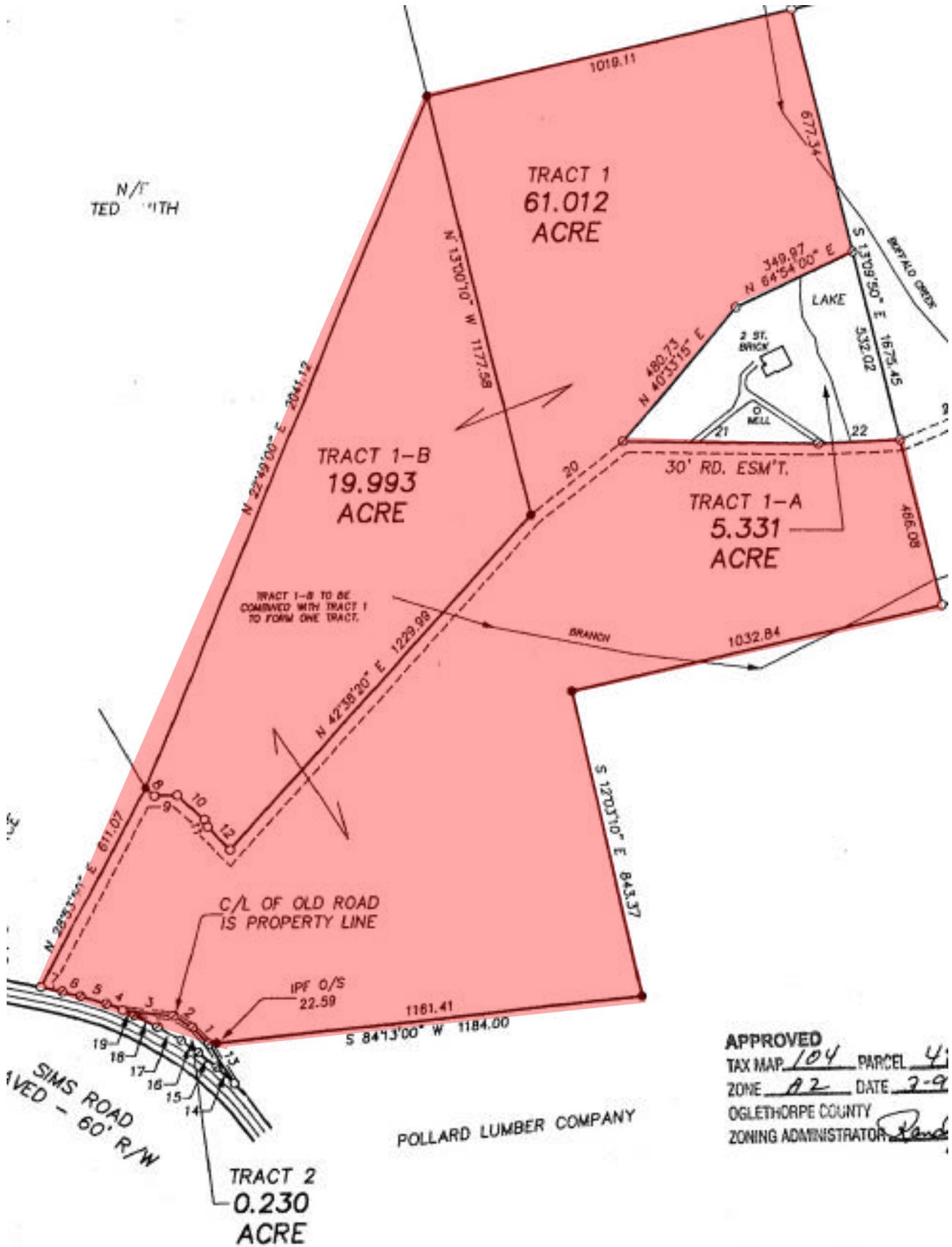
**SHEILA C ARNOLD**  
 OGLETHORPE COUNTY TAX COMMISSIONER  
 P. O. BOX 305

LEXINGTON GA 30648

Please place this bill number on your check ->	2013 003838
ACCOUNT NUMBER	13146R
AMOUNT DUE	1,485.70
AMOUNTS VALID THROUGH	12/20/2013
<b>DATE DUE</b>	<b>12/20/2013</b>
Please make check or Money Order Payable to: <b>OGLETHORPE COUNTY TAX COMMISSION</b>	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
<b>Please Note:</b> If taxes are to be paid by your mortgage company, send them this portion only.	



# SURVEY



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# AERIAL

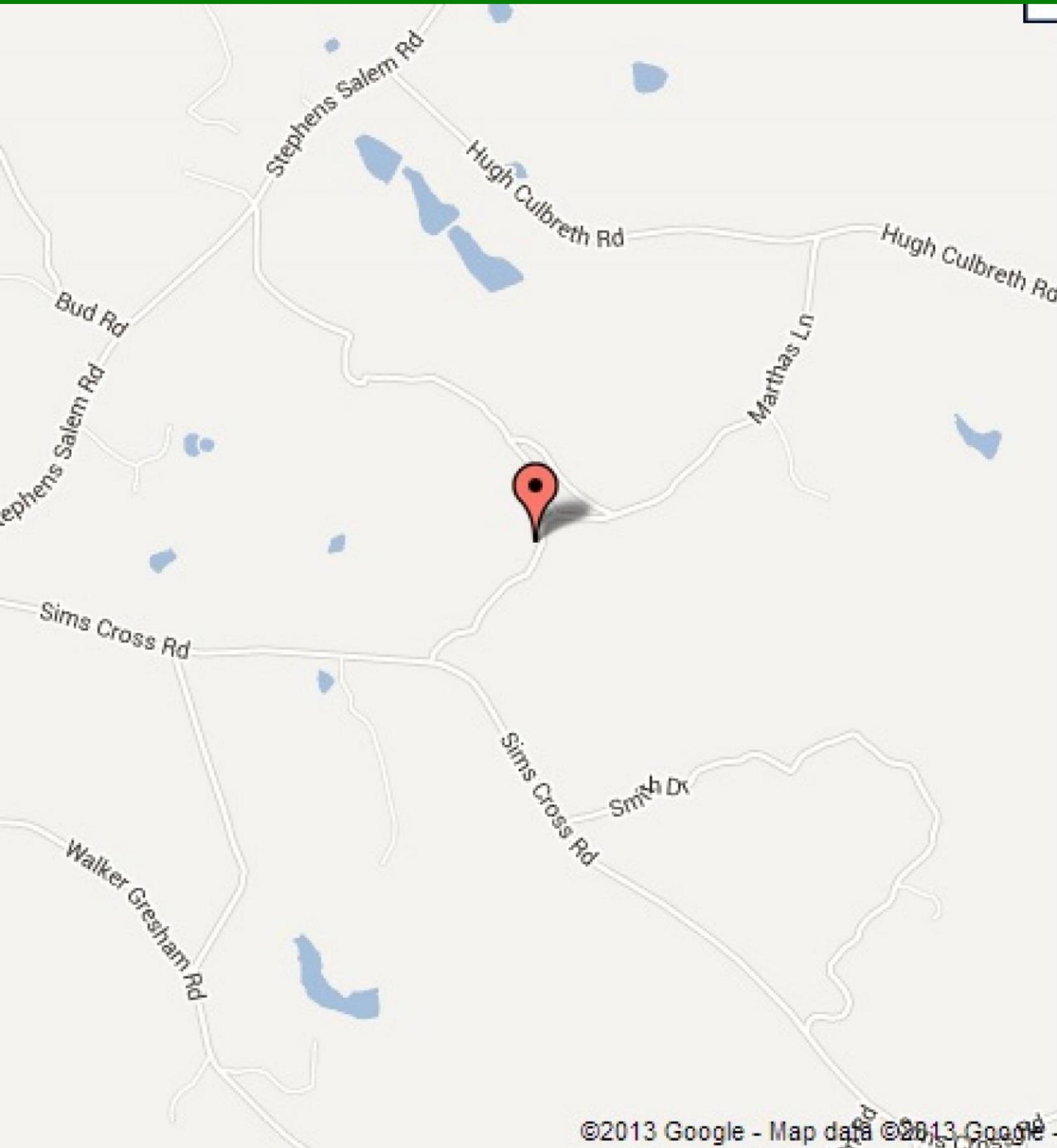
QPublic



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# MAP

MAP- LOCAL

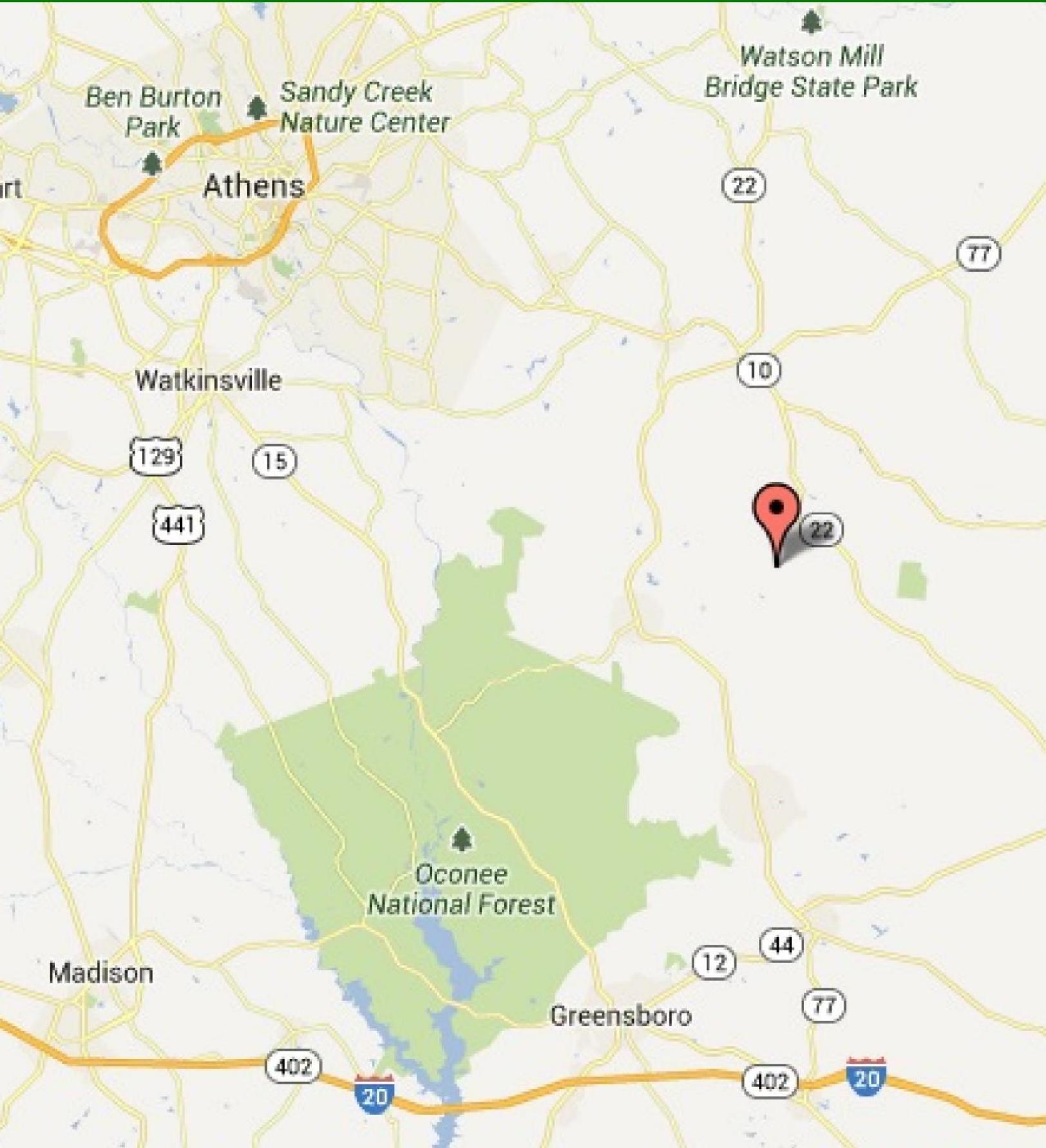


©2013 Google - Map data ©2013 Google

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# MAP FAR



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# PICTURES



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# PICTURES



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# PICTURES



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# PICTURES



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.